042.0	0004	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,142,000	/	1,142,000
USE VALUE:	1,142,000	/	1,142,000
ASSESSED:	1,142,000	/	1,142,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		DAMON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDSTEIN ERIC H
Owner 2:	TOLMAN AUDREY E
Owner 3:	
Street 1:	9 DAMON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOLDSTEIN ERIC H -
Owner 2:	TOLMAN AUDREY E -
Street 1:	9 DAMON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-5221

NARRATIVE DESCRIPTION

This parcel contains 7,273 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1950, having primarily Aluminum Exterior and 3222 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7273.000	631,400		510,600	1,142,000
Total Card	0.167	631,400		510,600	1,142,000
Total Parcel	0.167	631,400		510,600	1,142,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.49 | /Parcel: 354.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	631,400	0	7,273.	510,600	1,142,000	1,142,000	Year End Roll	12/18/2019
2019	104	FV	459,400	0	7,273.	542,500	1,001,900	1,001,900	Year End Roll	1/3/2019
2018	104	FV	459,400	0	7,273.	395,700	855,100	855,100	Year End Roll	12/20/2017
2017	104	FV	432,100	0	7,273.	344,600	776,700	776,700	Year End Roll	1/3/2017
2016	104	FV	432,100	0	7,273.	293,600	725,700	725,700	Year End	1/4/2016
2015	104	FV	387,200	0	7,273.	287,200	674,400	674,400	Year End Roll	12/11/2014
2014	104	FV	387,200	0	7,273.	236,100	623,300	623,300	Year End Roll	12/16/2013
2013	104	FV	402,100	0	7,273.	224,600	626,700	626,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3557

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON E	1207-198		7/15/1999		380,000	No	No		
JOHNSON ELBRIDG	1176-66		8/22/1997		310,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2004	248	Dormers	68,450	C		G6	GR FY06	deck/int ren/shed

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	PH	Patrick H
1/29/2009	Meas/Inspect	336	PATRIOT
3/1/2005	Permit Visit	BR	B Rossignol
6/14/2000	MLS		
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7273		Sq. Ft.	Site		0	80.	0.88	1									510,553						510,600	

Total AC/HA: 0.16697 | Total SF/SM: 7273 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 510,553 | Spl Credit | Total: 510,600

PRINT

Date	Time
12/10/20	18:46:50

LAST REV

Date	Time
04/26/19	12:53:33

apro

User Acct

29258

GIS Ref

GIS Ref

Insp Date

11/16/18

!3557!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	29258
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	65	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97593510
Const Adj.:	0.99643499
Adj $ / SQ:	165.318
Other Features:	176839
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775685
Depreciation:	144277
Depreciated Total:	631407

COMMENTS

SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 3					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

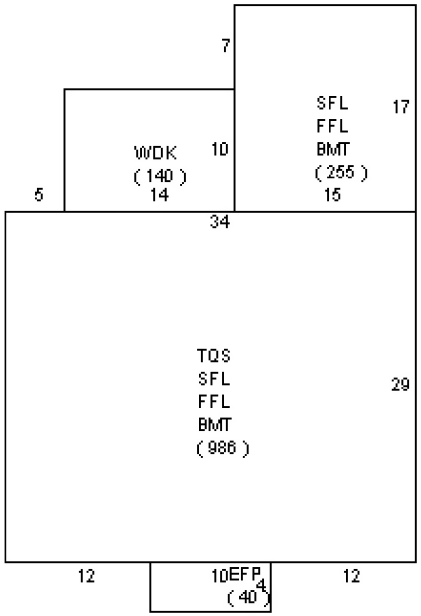
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.32
Special Features:	0	Val/Su Net:	135.99
Final Total:	631400	Val/Su SzAd	196.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,241	49.600	61,548
FFL	First Floor	1,241	165.320	205,159
SFL	Second Floor	1,241	165.320	205,159
TQS	3/4 Story	740	165.320	122,252
WDK	Deck	140	13.100	1,833
EFP	Enclos Porch	40	72.340	2,894

Net Sketched Area:	4,643			Total:	598,845
Size Ad	3221.5	Gross Are	4889	FinArea	3222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	